

54 PEMBERTON HOUSE, DENMAN AVENUE, SOUTHALL

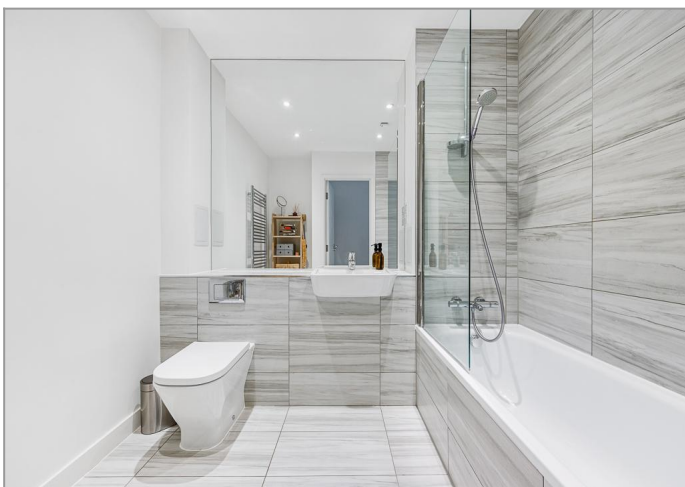
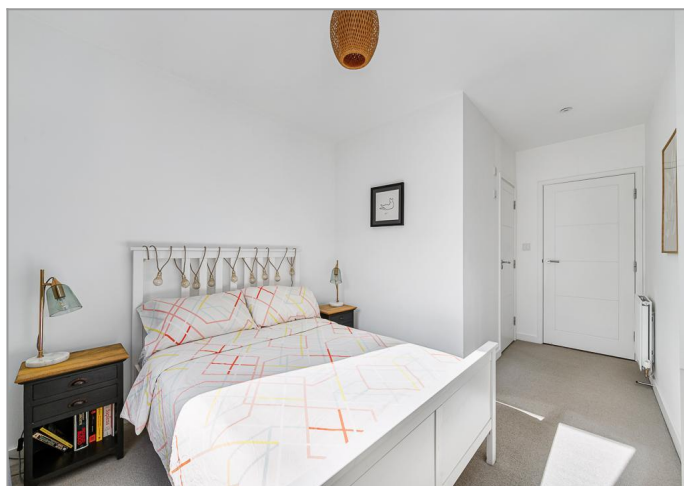
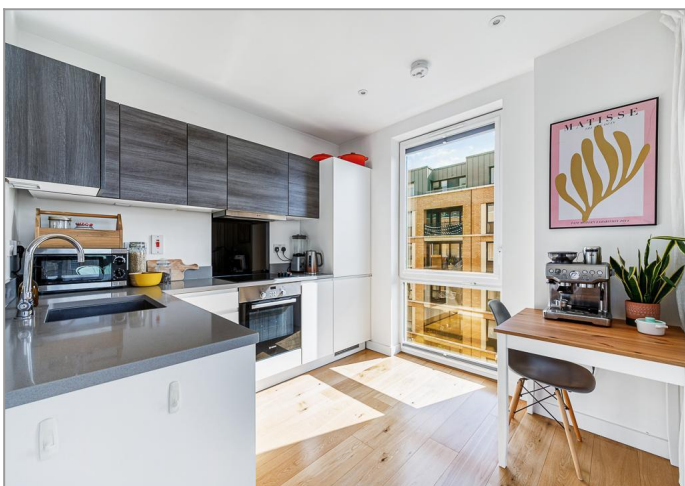


£399,950

Tuffin & Wren are delighted to offer for sale a most luxurious purpose-built apartment, situated within the exclusive St Bernards Gate development. This exceptional home boasts superbly designed, contemporary living spaces with quality fittings & finishes used throughout. Features include a bright and spacious, open-plan living/dining/kitchen room complete with stunning, integrated fitted kitchen area and a delightful, southerly facing terrace. Other benefits include the 2 double bedrooms complete with luxuriously appointed en-suite bath and shower rooms to both and built-in wardrobes to the principal room, beautifully maintained communal grounds and gardens, bike store, a lift, handy parking space and a 999 year lease!

TUFFIN & WREN

Independent Estate Agents



Further Information

For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

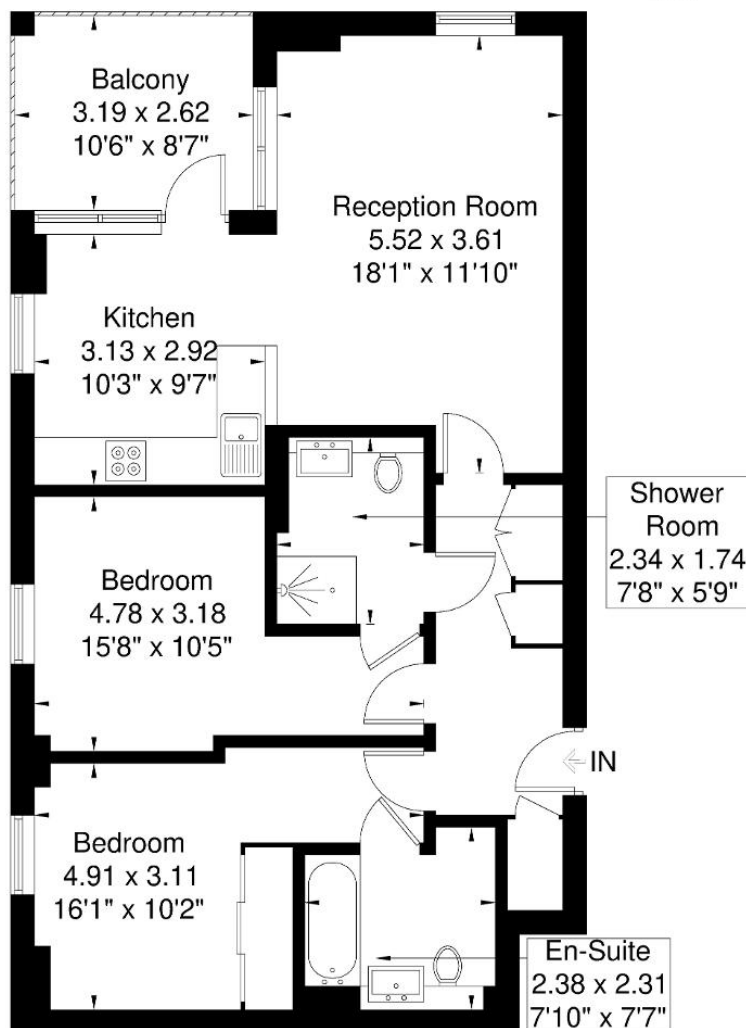
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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Pemberton House

Approximate Gross Internal Area = 72.8 sq m / 783 sq ft



Fourth Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		